

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area performs strongly against purpose (c), and does not meet purposes (a), (b) or (d).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P1	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role against purposes (a) and (d) compared to the Stage 1 parcel, performs more weakly against purpose (b), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) as it is located to the north-west of Snodland, and thus does not meaningfully contribute to any gap between Snodland and any other town, whereas the Stage 1 parcel includes significant land within the gaps between Snodland and other towns towards the south. The sub-area performs more strongly against purpose (c) as it is not covered by any built form and thus overall has a much more rural character than the wider Stage 1 parcel.

The sub-area adjoins SN-06 to the north, SN-08 and SN-04 to the south, and the wider Green Belt to the west. The release of the sub-area in isolation would represent a significant irregular sprawl of the settlement of Snodland, and would represent a significant encroachment of development into previously undeveloped countryside. This would strengthen the role played by the wider Green Belt to the west and north-west in preventing sprawl as it would now be located on the settlement edge. The release of the sub-area would enclose SN-07, SN-08, and the eastern part of SN-04, however as these areas already predominantly consist of urban uses, this would not significantly impact their sense of openness or their role in preventing sprawl. The release of the sub-area would also bring further new urbanising influences to the western parts of SN-04 and SN-06, impacting their performance against purpose (c). Due to the topography of the sub-area, which ascends towards the north-west, development within the sub-area would be highly visible to the north-east, south, and south-west, and the release of the sub-area would therefore introduce significant new urbanising influences to the wider Green Belt in these directions, impacting on the wider Green Belt's overall openness.

The release of the sub-area in combination with either SN-04 or SN-06 would constitute disproportionate and irregular sprawl of the settlement of Snodland, giving the wider Green Belt to the south, west and north a much stronger role in preventing sprawl. The release of the sub-area in combination with SN-04 would additionally fully enclose SN-07 and SN-08, creating an 'island' of Green Belt which would undermine the integrity of the wider Green Belt if not also removed. Due to the undulating topography of the sub-areas, the release of the sub-area in combination with either SN-04 or SN-06 is likely to significantly impact the performance of the wider Green Belt to the south and west against purpose (c) by introducing significant urbanising influences that would be visible from further afield. These would be particularly impactful on the Green Belt to the west, as low hedgerows along Birling Hill and Pilgrims Way would only provide limited visual screening of development within the sub-areas.

The release of the sub-area in combination with SN-08 would significantly enclose SN-07, although this would not significantly impact SN-07's role in preventing sprawl or its sense of openness, as SN-07 already predominantly consists of urban uses.

In combination with a wider cluster of sub-areas (SN-03, SN-04, SN-06, SN-07 and SN-08), the release of the sub-area would constitute significant and disproportionate sprawl of the town of Snodland, being a significant extension of development into previously undeveloped countryside. Due to the undulating terrain of the cluster, which largely rises towards the north, development within the cluster would be visible from further afield to the south and west, bringing significant new urbanising influences to the wider Green Belt, diminishing the wider Green Belt's overall openness.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel and its release in isolation or in combination with neighbouring sub-areas is likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable but not necessarily likely to be permanent. The outer boundary is predominantly readily recognisable, but is not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

-  Local Authority Boundaries
-  Neighbouring Green Belt
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 430 m



Boundaries

The sub-area is bounded by a mature tree line, the edge of a woodland, a mature tree line and an unnamed road to the north, by the A228 (Rochester Road) to the east, by Manley Boulevard and Ladds Lane to the south and by Pilgrims Way to the west. Inner boundary: east and part south. Outer boundary: north, part south and west.



Looking north from the south-eastern corner of the sub-area onto office buildings and associated car park



Looking north from the southern boundary of the sub-area onto shrubland



Looking north-west from the south-western boundary onto an agricultural field



Looking east from the north-western corner of the sub-area onto an agricultural field

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	4	0
	NO	0			

Purpose (a) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Snodland and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. The built form consists of office buildings in the south-east of the sub-area, and childcare and community buildings in the east of the sub-area. The majority of the sub-area consists of agricultural fields and a disused quarry, with significant areas of woodland and scrub. The nominally industrial character of the quarry does not impact the rural character of the remainder of the sub-area as it is significantly surrounded by mature vegetation. Dispersed trees and areas of vegetation largely prevent views across the sub-area, and limit views into the settlement from the south and east of the sub-area. The topography of the sub-area rises towards the west, allowing for longer-distance views toward the wider countryside to the south and west from the west of the sub-area, as well as partial views of Snodland to the south-east. Chalk cliffs north of the sub-area prevent any views towards the north from the east of the sub-area which has a more enclosed character due to the lower topography, mature tree line to the south, and the presence of built form. Overall, the sub-area has a strongly rural character.
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Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area performs strongly against purpose (c), and does not meet purposes (a), (b) or (d).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P1	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role against purposes (a) and (d) compared to the Stage 1 parcel, performs more weakly against purpose (b), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) as it is located to the north-west of Snodland, and thus does not meaningfully contribute to any gap between Snodland and any other town, whereas the Stage 1 parcel includes significant land within the gaps between Snodland and other towns towards the south. The sub-area performs more strongly against purpose (c) as it is not covered by any built form and thus overall has a much more rural character than the wider Stage 1 parcel.

The sub-area adjoins SN-05 to the south, and wider Green Belt to the north and west. The release of the sub-area in isolation would represent a significant irregular sprawl of the settlement of Snodland, and would represent a significant encroachment of development into previously undeveloped countryside. This would strengthen the role played by the wider Green Belt to the north and west in preventing sprawl as it would now be located on the settlement edge. Due to the rising topography towards the west of the sub-area, its removal is likely to result in new urbanising influences being brought to the wider Green Belt, as development within the west of the sub-area would be more visible from further afield. The removal of the eastern part of the sub-area would have less of an impact on the openness of the wider Green Belt, due to the lower topography in the east of the sub-area, as well as mature treelines, areas of woodland, and chalk cliffs to the north which reduce visual connections to the wider Green Belt. As the eastern part of the sub-area also predominantly consists of urban uses, its removal would also have a more limited impact on the neighbouring Green Belt's role in preventing sprawl. The release of the sub-area would produce a narrow 'finger' of Green Belt along the A228 (Holborough Road) to the east which would be an irregular Green Belt boundary and undermine the integrity of the wider Green Belt if not also removed.

The release of the sub-area in combination with SN-05 would constitute disproportionate and irregular sprawl of the settlement of Snodland, giving the wider Green Belt to the north, south and west a much stronger role in preventing sprawl. The release of the sub-area in combination with SN-05 would enclose SN-07, SN-08, and the eastern part of SN-04, however as these areas already predominantly consist of urban uses, this would not significantly impact their sense of openness or their role in preventing sprawl. Due to the undulating topography of the sub-areas, the release of the sub-area in combination with SN-05 is likely to significantly impact the performance of the wider Green Belt to the south and west against purpose (c) by introducing significant urbanising influences that would be visible from further afield. These would be particularly impactful on the Green Belt to the west, as low hedgerows along Pilgrims Way would only provide limited visual screening of development within the sub-areas.

In combination with a wider cluster of sub-areas (SN-03, SN-04, SN-05, SN-07 and SN-08), the release of the sub-area would constitute significant and disproportionate sprawl of the town of Snodland, being a significant extension of development into previously undeveloped countryside. Due to the undulating terrain of the cluster, which largely rises towards the north, development within the cluster would be visible from further afield to the south and west, bringing significant new urbanising influences to the wider Green Belt, diminishing the wider Green Belt's overall openness.

As it is located on the borough boundary, the sub-area may be impacted by potential Green Belt release in the neighbouring authority of Medway. The Medway Green Belt review (2018) identified parcel 5 to the north of the sub-area. If recommended for release, the cumulative impact would need to be considered.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel and its release in isolation or in combination with neighbouring sub-areas is likely to significantly harm the performance of the wider Green Belt. However, the eastern part of the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable but is not necessarily likely to be permanent. If the sub-area were released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening. If the eastern part of the sub-area were released, the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent, and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a partly less important contribution to the wider Green Belt. Part recommended for further consideration in combination with the strip of Green Belt along the A228 as RA-028.
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Recommended Area Map

Legend

-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Sub-area: SN-07

Location: West of Snodland

Area (ha): 3.81

Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 160 m



Boundaries

The sub-area is bounded by a mature tree line to the north, by Cemetery Road to the east, by Paddlesworth Road to the south and by the edge of the regular built form and mature hedgerow to the west. Inner boundary: east and south. Outer boundary: north and west.



Looking west from the eastern boundary of the sub-area onto a car park and playing pitches



Looking south-west from the centre of the sub-area onto playing pitches



Looking north from the centre of the sub-area onto playing pitches



Looking south-east from the centre of the sub-area onto a community centre and gymnasium

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	1	0
	NO	0			

Purpose (a) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Snodland and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 8% of the sub-area is covered by built form (excluding hardstanding). The built form consists of a community centre and gymnasium, car park and football stands. The remainder of the sub-area consists of playing pitches, contributing to a more urban, managed character. There are views towards a ridgeline to the west, and strong visual connections to the settlement of Snodland to the south and east. Overall, the sub-area has a largely urban character.
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Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area performs weakly against the purposes overall. The sub-area performs weakly against purpose (c), and does not meet purposes (a), (b) or (d).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P1	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs more weakly against purposes (b) and (c), and performs a similar role against purposes (a) and (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its location enclosed by the settlement of Snodland, meaning it forms a much less significant part of a gap between Snodland and any other town compared to the larger Stage 1 parcel. The sub-area performs more weakly against purpose (c) as it consists predominantly of urban uses and built form, compared to the Stage 1 parcel which includes more areas of undeveloped countryside and thus has an overall more rural character.

The sub-area adjoins SN-08 to the north and SN-04 to the west. The release of the sub-area would be in keeping with existing development form and would effectively constitute infill development due to the sub-area's location being significantly enclosed by the existing settlement. The release of the sub-area in isolation is unlikely to significantly impact on the performance of the wider Green Belt with respect to preventing sprawl or preserving the openness of the countryside, as the sub-area is already largely urban in character, and the adjoining sub-areas also contain significant urban uses.

The release of the sub-area in combination with SN-08 would be in keeping with existing development form and would not significantly impact the neighbouring Green Belt's role in preventing sprawl. As both sub-areas have strong physical, visual and functional connections to the settlement, and largely consist of urban uses, their removal in combination is not likely to introduce significant new urbanising influences to the wider Green Belt. As the adjoining part of SN-04 to the west also largely consists of urban uses (playing fields), the release of the sub-area in combination with SN-08 is not likely to impact SN-04's performance with respect to purpose (c).

The release of the sub-area in combination with SN-04 would represent irregular sprawl of the settlement of Snodland, and would be a significant encroachment of development into previously undeveloped countryside. This would strengthen the role played by the wider Green Belt to the west in preventing sprawl as it would now be located on the settlement edge. The release of the sub-area in combination with SN-04 would also bring an increased sense of enclosure to SN-03, diminishing its role in preventing sprawl and reducing its sense of openness. The release of the sub-area in combination with SN-04 would bring new urbanising influences to the western parts of SN-03 and SN-05, impacting their performance against purpose (c), and due to the topography of SN-04, which ascends towards the north-west, development within the western part of SN-04 would be highly visible to the south and south-west and therefore introduce significant new urbanising influences to the wider Green Belt in these directions, impacting on its overall openness. Due to the more urban, managed character of the eastern part of SN-04 however, its removal would not have as significant an impact on the wider Green Belt's openness, and would not result in as significant urbanising influences being brought to the wider Green Belt.

In combination with a wider cluster of sub-areas (SN-03, SN-04, SN-05, SN-06 and SN-08), the release of the sub-area would constitute significant and disproportionate sprawl of the town of Snodland, being a significant extension of development into previously undeveloped countryside. The role of the wider Green Belt to the south, west and north with respect to preventing sprawl would be significantly impacted as it would now be located at the settlement edge. Due to the undulating terrain of the cluster, which largely rises towards the north, development within the cluster would be visible from further afield to the south and west, bringing significant new urbanising influences to the wider Green Belt, diminishing the wider Green Belt's overall openness.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and if released in isolation, or in combination with SN-08 and the eastern part of SN-04, is unlikely to alter the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly not readily recognisable or necessarily likely to be permanent. If the sub-area were released in isolation or in combination with SN-08 and the eastern part of SN-04, the new inner boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-029, or in combination with SN-08 and the eastern part of SN-04 as RC-010.
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Recommended Area Map

Legend

-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 100 m



Boundaries

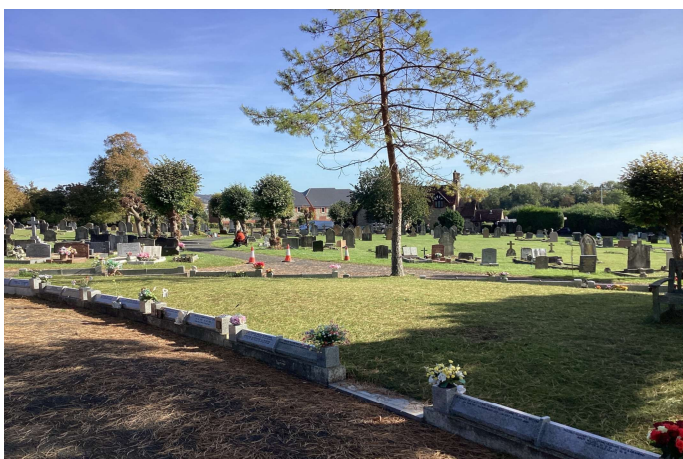
The sub-area is bounded by the edge of a woodland to the north, by an unnamed road to the east, by a mature tree line to the south and by a mature hedgerow to the west. Inner boundary: east. Outer boundary: north, south and west.



Looking north-west from the eastern boundary of the sub-area onto the building marking the entry of the cemetery



Looking west from the centre of the sub-area onto a cemetery and a ridgeline in the distance



Looking south-east from the centre of the sub-area onto a cemetery



Looking north from the south of the sub-area onto a cemetery and mature tree line

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	1	0
	NO	0			

Purpose (a) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Snodland and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 14% of the sub-area is covered by built form. The built form consists of buildings associated with a cemetery. The sub-area predominantly consists of a cemetery, including areas of hardstanding and managed lawns. The sub-area's topography is flat, with mature tree lines to the north and south which limit any views in these directions. There are longer distance views to the wider countryside to the west, and direct visual connection to the settlement of Snodland to the east. Overall, the sub-area has a largely urban character.
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Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area performs weakly against the purposes overall. The sub-area performs weakly against purpose (c), and does not meet purposes (a), (b) or (d).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P1	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs more weakly against purposes (b) and (c), and performs a similar role against purposes (a) and (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its location enclosed by the settlement of Snodland, meaning it forms a much less significant part of the gap between Snodland and any other town compared to the larger Stage 1 parcel. The sub-area performs more weakly against purpose (c) as it consists predominantly of urban uses and built form, compared to the Stage 1 parcel which includes more areas of undeveloped countryside and thus has an overall more rural character.

The sub-area adjoins SN-05 to the north, SN-07 to the south and SN-04 to the west. The release of the sub-area in isolation would be an irregular extension of the settlement, creating an irregular boundary to the Green Belt and enclosing SN-07. However, as SN-07 already predominantly consists of urban uses, its enclosure would not significantly impact its sense of openness or its role in preventing sprawl. The release of the sub-area in isolation is also unlikely to significantly impact on the performance of SN-04 with respect to preventing sprawl or preserving the openness of the countryside, as the eastern part of SN-04 already contains significant urban uses and therefore plays a limited role within the wider Green Belt. Due to the sub-area's use as a cemetery, it already has a more urban character, and therefore its removal in isolation would not be likely to introduce new urbanising influences to the surrounding Green Belt.

The release of the sub-area in combination with SN-07 would be in keeping with existing development form, as the two sub-areas are largely enclosed by the settlement of Snodland. Their release in combination would therefore not significantly impact the neighbouring Green Belt's role in preventing sprawl. As both sub-areas have strong physical, visual and functional connections to the settlement, and largely consist of urban uses, their removal in combination is not likely to introduce significant new urbanising influences to the wider Green Belt. As the adjoining part of SN-04 to the west also largely consists of urban uses (playing fields), the release of the sub-area in combination with SN-08 is not likely to impact SN-04's performance with respect to purpose (c).

The release of the sub-area in combination with SN-04 would result in the complete enclosure of SN-07, creating an 'island' of Green Belt that would undermine the integrity of the wider Green Belt if not also removed.

The release of the sub-area in combination with either SN-04 or SN-05 would represent a significant irregular sprawl of the settlement of Snodland, and would represent a significant encroachment of development into previously undeveloped countryside. This would strengthen the role played by the wider Green Belt to the west and north-west in preventing sprawl as it would now be located on the settlement edge. Due to the topography of SN-04 and SN-05, which ascend towards the north-west, development within either sub-area would be highly visible to the north-east, south, and south-west, and the release of the sub-area in combination with either SN-04 or SN-05 would therefore introduce significant new urbanising influences to the wider Green Belt in these directions, impacting on the wider Green Belt's overall openness. Due to the more urban, managed character of the eastern part of SN-04 however, its removal would not have as significant an impact on the wider Green Belt's openness, and would not result in as significant urbanising influences being brought to the wider Green Belt.

In combination with a wider cluster of sub-areas (SN-03, SN-04, SN-05, SN-06 and SN-07), the release of the sub-area would constitute significant and disproportionate sprawl of the town of Snodland, being a significant extension of development into previously undeveloped countryside. The role of the wider Green Belt to the south, west and north with respect to preventing sprawl would be significantly impacted as it would now be located at the settlement edge. Due to the undulating terrain of the cluster, which largely rises towards the north, development within the cluster would be visible from further afield to the south and west, bringing significant new urbanising influences to the wider Green Belt, diminishing the wider Green Belt's overall openness.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and if released in combination with SN-07 and the eastern part of SN-04, is unlikely to alter the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable but is not necessarily likely to be permanent. If the sub-area was released in isolation or in combination with SN-08 and the eastern part of SN-04, the new inner boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with SN-07 and the eastern part of SN-04 as RC-010.
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Recommended Area Map

Legend

-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 200 m



Boundaries

The sub-area is bounded by Stocks Green Road to the north, by the edge of the Tonbridge built-up area to the east, and by a rail line to the south-west. Inner boundary: north-east and east. Outer boundary: south, west, north-west.



Looking east from the south across an open field towards a residential property and the settlement edge.



Looking north from the northern portion of the sub-area at a hedge line and properties.



Looking west from the centre of the sub-area across an open field.



Looking south-west from the north across an open field.

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	4	0
	NO	0			

Purpose (a) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 5% of the sub-area is covered by built form. Built form is concentrated in the east of the sub-area and comprises residential buildings and minor structures associated with agricultural uses. The rest of the sub-area consists of open fields. The sub-area is subject to urbanising influences from adjacent development within Tonbridge and Hilden Park to the north-east and east. The topography of the sub-area ascends towards the south, so the southern part of the sub-area has direct views into the settlement to the east, and also has longer-distance views to the wider countryside to the north-west and west. Overall, the sub-area has a strongly rural character.
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Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area does not meet purposes (a), (b) or (d), but performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P22	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) because the Stage 1 parcel plays a role in separating Tonbridge and Hilden Park from Sevenoaks, but the much smaller scale of the sub-area means it does not meaningfully contribute to the scale of this gap. The sub-area performs a stronger role against purpose (c) as the sub-area is overall covered by less built form than the wider Stage 1 parcel, and therefore has a more open and rural character.

The sub-area faces HI-03 across Stocks Green Road to the north, and adjoins wider Green Belt to the south and west. The removal of the sub-area in isolation would be in keeping with existing development form, and Stocks Green Road to the north and the railway line to the south provide prominent barriers to further sprawl. Consequently, the sub-area's removal is not likely to significantly impact the performance of the surrounding Green Belt with regard to preventing sprawl, or undermine the wider Green Belt's role in safeguarding the countryside from encroachment. The sub-area's removal would bring new urbanising influences to the wider Green Belt to the north, including to HI-03, with which it has a strong visual connection. However, as the sub-area is enclosed to the east by the settlement of Tonbridge and Hilden Park, and as the western part of the sub-area already contains some dispersed residential properties, new urbanising influences resulting from the sub-area's removal are not likely to significantly impact HS-03's performance with regard to purpose (c). Additionally, as the railway line to the south provides a strong visual buffer to any development within the sub-area, the sub-area's removal is not likely to bring significant new urbanising influences to the Green Belt to the south, or significantly undermine the wider Green Belt's openness.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-030.
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Recommended Area Map

Legend

-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0

160 m



Boundaries

The sub-area is bounded by mature tree lines to the north, east and west, and by Tonbridge Road to the south. Inner boundary: south. Outer boundary: north, east and west.



Looking south-west from the south-east across an open field.



Looking west from the eastern boundary across an open field.



Looking south-west from the northern boundary across an open field to an area of construction



Aerial view showing sub-area and surrounding land uses (Bing Maps, July 2025).

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	5	0
	NO	0			

Purpose (a) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises an open field. There are urbanising influences from proximity to and views into the Tonbridge and Hilden Park built-up area to the south. A mature treeline to the north limits any visual connection to the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area does not meet purposes (a), (b) or (d), but performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), performs more weakly against purposes (b) and (d), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much reduced role with regard to separating any two towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character than the Stage 1 parcel. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge causing it to not play a role in preserving the historic setting of the town, compared to the Stage 1 parcel which extends to take in land immediately adjacent to the town's historic core.

The sub-area adjoins sub area TO-03 to the east, and the wider Green Belt to the north and west. The removal of the sub-area in isolation would contribute to an irregular pattern of development and would enclose an area of Green Belt to the south-west, impacting its performance in preventing sprawl and maintaining openness. However, as this area is already covered by significant development, in practice its role in this regard, as well as its sense of openness, is not likely to be significantly affected. The removal of the sub-area in isolation would also bring increased enclosure to an area of Green Belt to the south-east. However, this area is already partially enclosed by the settlement of Tonbridge and Hilden Park, so its role in safeguarding the countryside from encroachment is not likely to be significantly impacted. The sub-area's removal in isolation would bring new urbanising influences to the adjacent Green Belt, however due to mature treelines to the north and east, the impact of this is likely to be limited to the area to the west, which is already significantly developed. The sub-area's removal is therefore not likely to significantly impact the wider Green Belt's sense of openness.

Removal of the sub-area in combination with TO-03 would lead to the enclosure of TO-04, significantly affecting its performance in terms of safeguarding the countryside from sprawl and diminishing its performance against purpose (c). Removal of the sub-area in combination with TO-03 would bring new urbanising influences to the surrounding Green Belt, particularly to TO-04 which would now be surrounded by development on three sides. However, the sub-areas are bounded by mature treelines to the north, and the topography of TO-03 descends towards the settlement to the south, limiting any visual connection to the wider countryside. Consequently, the removal of the sub-areas in combination is not likely to significantly undermine the wider Green Belt's overall openness.

In combination with a wider cluster of sub-areas (TO-03, TO-04, TO-05, TO-06, TO-07, TO-08, TO-09 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl and safeguarding the countryside. The removal of the cluster would produce a highly irregular Green Belt boundary to the east which would undermine the integrity of the Green Belt as a whole. As TO-06 and TO-07 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness. However, as TO-03 and TO-04 sit on the south side of the ridgeline, with topography descending to the south-west, these sub-areas have a limited visual connection with the wider countryside. The topography of TO-03 and TO-04 gives both sub-areas a strong visual connection with the settlement to the south, and both sub-areas are also partially enclosed by the built-up area, giving them a more enclosed character. Consequently, the removal of the sub-area in combination with a smaller cluster of sub-areas (TO-03 and TO-04) is not likely to bring significant new urbanising influences to the wider Green Belt, or significantly undermine the wider Green Belt's role in preventing sprawl.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in combination with TO-03 and TO-04 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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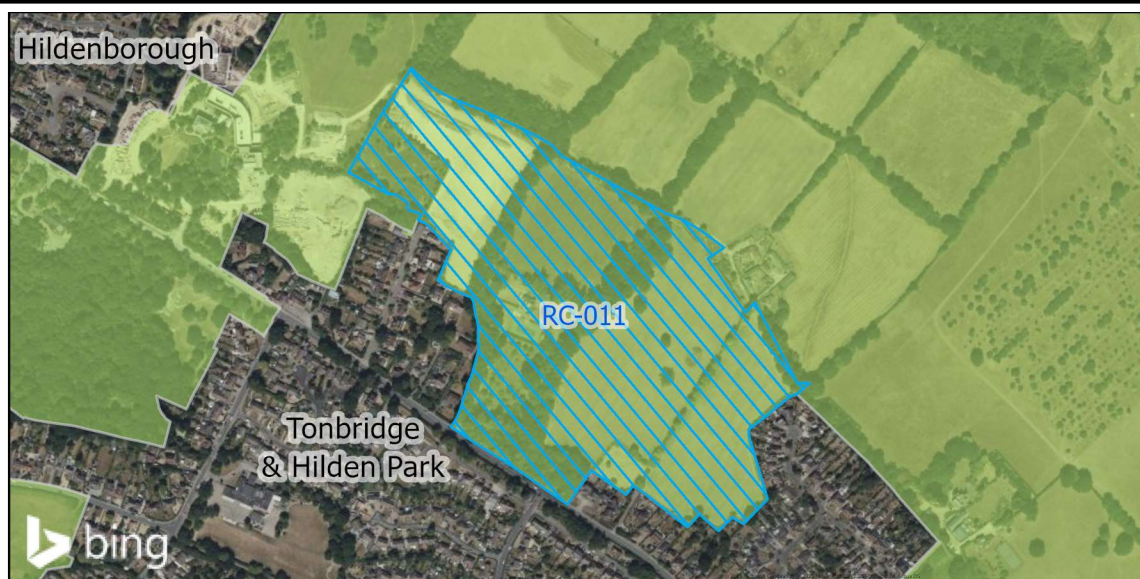
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with TO-03 and TO-04 as RC-011.
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Recommended Area Map

Legend

-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 230 m



Boundaries

The sub-area is bounded by mature tree lines to the north, east and west, and by the edge of the Tonbridge built-up area to the south. Inner boundary: south-east, south and south-west. Outer boundary: north, east and west.



Looking south-east from the north-western corner across an open field.



Looking south-west from the north-eastern corner across an open field.



Looking west from the eastern boundary across an open field.



Looking north from the south-west of the sub-area across an open field.

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	3	0
	NO	0			

Purpose (a) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 2% of the sub-area is covered by built form, comprising a house and associated outbuildings. The north part of the sub-area is an open field, and the south area is an enclosed garden which has a more managed and urban character. The sub-area topography is predominantly flat, and mature treelines on all boundaries limit any views of the adjacent settlement of wider countryside. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes moderately overall. The sub-area does not meet purposes (a), (b) or (d), but performs moderately against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21 / P23	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	P21: 3 P23: 0	P21: 3 P23: 2	P21: 1 P23: 5
	NO	0			

Assessment of wider impact

The sub-area sits across two Stage 1 parcels; the northern part of the sub-area sits in parcel P21, while the southern part sits in parcel P23. At a more granular level, the sub-area performs similarly against purpose (a) and more weakly against purpose (d) compared to both Stage 1 parcels. Against purpose (b), the sub-area performs similarly to parcel P23, and more weakly compared to parcel P21. Against purpose (c), the sub-area performs similarly to parcel P21, and more strongly compared to parcel P23. The sub-area performs more weakly against purpose (b) compared to parcel P21 due to its smaller size which gives it a lesser role in separating towns. The sub-area performs more strongly against purpose (c) compared to parcel P23 as it is covered by less development overall, thus having a more open and rural character than the Stage 1 parcel which largely consists of urban uses around the edge of Tonbridge and Hilden Park. The sub-area performs more weakly against purpose (d) compared to both Stage 1 parcels as its distance from the historic core of Tonbridge causes it to not play a role in preserving the historic setting of the town, whereas both Stage 1 parcels include land immediately adjacent to the town's historic core.

The sub-area adjoins TO-04 to the east, TO-02 to the west, TO-05 to the north and touches TO-06 at its north-east corner. The sub-area's removal in isolation would contribute to an irregular pattern of development by significantly enclosing TO-04, undermining the Green Belt's overall role in preventing sprawl. Removal of the sub-area would also bring new urbanising influences to the surrounding Green Belt, particularly to TO-04 which would now be surrounded by development on three sides. However, as the sub-area's topography descends towards the settlement to the south, and the sub-area is bounded by mature treelines on all sides, it has limited visual connections to the wider countryside. The sub-area's removal is therefore not likely to materially impact the wider Green Belt's openness or diminish its role in safeguarding the countryside from encroachment.

In combination with TO-02, the sub-area's removal would contribute to an irregular pattern of development, enclosing an area to the west. However, as this area is already covered by significant development, in practice its role with regards to preventing sprawl is not likely to be significantly affected. As TO-02 is bounded to the north by a mature treeline and to the west by existing development, its removal alongside the sub-area is not likely to bring any additional new urbanising influences to the surrounding Green Belt.

The sub-area's removal in combination with TO-04 would be in keeping with existing development form, effectively constituting infill development. As the topography of both sub-areas descends away from a ridgeline towards the settlement, they have limited visual connections to the wider countryside. Consequently, the removal of the sub-area with TO-04 is not likely to undermine the Green Belt's role in preventing sprawl, or diminish its overall openness.

In combination with TO-05, the sub-area's removal would constitute an irregular pattern of development, and produce an irregular Green Belt boundary, undermining the wider Green Belt's role in safeguarding the countryside from encroachment. Development within TO-05 would also break over a ridgeline to the north, and may result in new urbanising influences being brought to the wider Green Belt, significantly affecting the perception of sprawl and urban encroachment, and undermining the Green Belt's overall sense of openness.

In combination with a wider cluster of sub-areas (TO-02, TO-04, TO-05, TO-06, TO-07, TO-08, TO-09 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would produce a highly irregular Green Belt boundary to the east which would undermine the integrity of the Green Belt as a whole. As TO-06 and TO-07 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness. However, as TO-02 and TO-04 sit on the south side of the ridgeline, with topography descending to the south-west and mature treelines to the north, these sub-areas have a limited visual connection with the wider countryside. Consequently, the removal of the sub-area in combination with a smaller cluster of sub-areas (TO-02 and TO-04) is not likely to bring significant new urbanising influences to the wider Green Belt, or significantly undermine the wider Green Belt's role in preventing sprawl.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in combination with TO-02 and TO-04 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but are not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with TO-02 and TO-04 as RC-011.
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Recommended Area Map

Legend

-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt

